



CITY OF SANTA MARIA • 110 EAST COOK STREET, ROOM 3 • SANTA MARIA, CALIFORNIA 93454-5190 • 805-925-0951, Ext. 306

April 17, 1996

Division of Housing Policy Development
1800 Third Street, Room 430
P. O. Box 952053
Sacramento, California 94252-2053

CITY OF SANTA MARIA
1995 GENERAL PLAN ANNUAL REPORT, SP-96-09

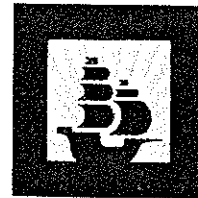
At a regular meeting of the City Council held April 16, 1996, the City Clerk was directed to file the enclosed 1995 General Plan Annual Report with your office pursuant to Government Code Section 65400.

Please acknowledge receipt on the enclosed copy of this letter. A self-addressed stamped envelope is provided for your convenience in replying.


(Mrs.) JANET KALLAND
City Clerk

JK/gb

Enclosures



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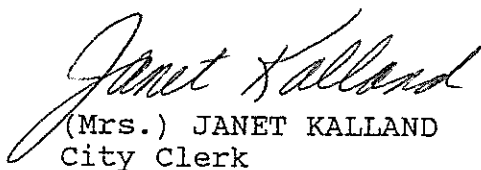
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CITY OF SANTA MARIA

1995 GENERAL PLAN ANNUAL REPORT

prepared by:
COMMUNITY DEVELOPMENT DEPARTMENT
March 27, 1996

Purpose of the Annual Report

Compliance with State law (Section 65400 of the California Government Code) requires the City to file an annual report addressing the status of the General Plan and progress made toward its implementation, by the first day of October. The annual report will be provided to the Planning Commission, City Council, the Office of Planning and Research, and the Department of Housing and Community Development. The annual report provides a means to review the General Plan and determine if changes need to be made in the plan or its implementation.

Purpose of the General Plan

The General Plan serves two primary functions. The Plan provides information and it states the community's goals, objectives, policies, and implementation measures (i.e., ways to achieve the goals and objectives). The General Plan is a public document and is available for all to read and use as needed. Copies are available for review at the Santa Maria Public Library and at the City Clerk's Office. Each member of the City Council and the Planning Commission has a copy of the General Plan as well as each City Department.

State law requires that the General Plan include seven elements. These elements must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. Santa Maria combines the Conservation and Open Space elements into an Environmental Resource Management Element (ERME). State law also allows the City to adopt any additional general plan elements that the City deems necessary. In Santa Maria, these optional elements include a Recreation Element and Public Facilities Plan (water, sewer, and drainage).

As an information document, the General Plan describes existing conditions, makes projections, and establishes a vision for the community's future. The General Plan provides the public with valuable information about the City and the direction that it seeks to move. In a community where change is accentuated by rapid growth, there is a need to look ahead and determine the effect of change on the physical, social, and economic structure of the community.

As a policy document, the General Plan establishes guidelines for decision-makers. Using these guidelines, the City Council and Planning Commission can take a series of small steps toward achieving the larger goals of the City. The development decisions of the City are focused through implementation programs contained in the General Plan.

General Plan Implementation

Though it is not adopted by ordinance, the General Plan holds a great deal of weight in the planning and development processes. Zoning and subdivisions are two of the primary implementation programs of the General Plan. California courts have ruled that the General Plan and zoning must be consistent with each other. Additionally, the State Subdivision Map Act requires decision-makers to make findings of consistency with the General Plan before approving any subdivision of land. The Capital Improvements Program, Annexation Program, Specific Plans, Special Districts, Assessment Districts, Developer Fees, Density Bonuses, and the Housing Incentives Program are other ways to carry out the General Plan.

Although the City on the whole works as a team, the primary responsibility for the General Plan falls to the Community Development Department. In 1995, the Community Development Department comprised three distinct divisions:

- Redevelopment and Special Projects,
- Building and Safety, and
- Planning.

The Redevelopment and Special Projects Division was relocated to the City Manager's Office in March, 1996 and is now known as the Special Projects Division. Additionally, the Assistant Director's position was retitled to City Planner. The City Planner is responsible for direct supervision of all planning staff. The 1995 and 1996 organizational charts are shown as Attachments 1a and 1b.

Special Projects Division

The Division administers the downtown redevelopment program (Town Center) and several programs funded under the Federal Community Development Block Grant (CDBG) Program and the HOME Program. The Santa Maria Town Center represents the commercial revitalization and redevelopment of the downtown. In addition to the Santa Maria Town Center, the Division also administers the following programs, financed with Federal CDBG funds and HOME funds.

- Housing Incentives Program. Provides developers a variety of incentives to build affordable housing for low and moderate income persons.
- Residential Rehabilitation Loan Program. Provides loans to low income qualified homeowners for the repair and improvement of single family dwellings.
- Non-Profit Facilities Loan Program. Helps non-profit agencies in funding rehabilitation, acquisition, or construction of public facilities and improvements, which primarily target low and moderate income persons.
- Public Services Program. Provides funding to eligible non-profit agencies for general operating costs.
- Neighborhood Conservation Program. Targets low income neighborhoods (i.e., neighborhoods with high crime rates, public improvement deficiencies, significant code violations, and generally deteriorating conditions) for concentrated efforts in existing City programs.

Building and Safety Division

The Building and Safety Division is responsible for administration and enforcement of those state and local codes, ordinances and regulations dealing with handicapped access, the construction, alteration, maintenance and use of privately-owned structures, appurtenances and land. These regulations include the building, housing, dangerous building, mechanical, electrical, plumbing, swimming pool, sign, moving, demolition codes and the California State Mobile Home Park and City zoning regulations. Building inspectors made 9,323 construction and safety related inspections in 1995. The Building and Safety Division also provides a plan check service, issues building permits and provides advice to the public, contractors, and architects on building matters including staffing streamline review committees such like the Business Attraction and Retention Committee (BARC) and the Permit Process Liaison Committee (PPLC).

Attachment 2 shows the Building Permit Activity Report -- End of Year Totals for 1995, 1994, and 1993; it indicates the number of building permits issued with the dollar valuation for 1995 and the two previous years.

Planning Division

Planning activities include subdivision and development review, preparation of ordinances, writing and updating elements of the City's General Plan, processing annexations, bikeway implementation, analyzing demographic information, preparation of specific plans, conducting required environmental review, managing the preparation of environmental impact reports, and informing the public of the City's land use policies and development ordinances. Planning reviews federal, state, and county legislation and projects of concern to the City and responds to surveys from the State. A member of the Planning Division staff has been identified as Official Liaison for Census 2000.

The Planning Division provides staff support to the Planning Commission; routine tasks include the scheduling of meetings, preparation of agendas, posting hearing notices, and preparation of minutes. In 1995, the Planning Commission held 21 public hearings and 20 study sessions. Planning staff provides land use analysis and staff reports for the Planning Commission and City Council. The Planning Division is responsible for preparation of major municipal code amendments to streamline the development process. Planning staff actively participates in the BARC and the Development Process Liaison Committee (DPLC).

During 1995, the Planning Division processed 68 environmental clearance applications, 22 Planned Development Permits, 38 Conditional Use Permits, and three zoning text amendments. Thirty-two special projects were completed in 1995 and 335 project plans were checked. Planning staff conducted 706 business license reviews and processed 122 sign permits. The Division also provides staff support to Code Enforcement personnel and maintains the City's GeoBase Information System.

The Planning Division prepares and distributes the Residential and Non-Residential development activity lists, Attachments 3 and 4, which describe the status of projects in the City by general types of land uses. The complete lists are updated twice each year and are distributed to the City Council, Planning Commission, City departments, other agencies, and are available to the public. These status summaries provide a valuable service to the community and saves substantial staff time by providing up to date information to the public in a simple, uniform format.

Status of the General Plan

Each element of the General Plan was completed according to the General Plan Guidelines developed and adopted by the Governors Office of Planning and Research.

Copies of the General Plan have been sent to UC Berkeley and UCLA in accordance with California Government Code 50110 and sent to the Robert E. Kennedy Library at Cal Poly, San Luis Obispo.

Land Use Element

The City Council adopted the Land Use Element text on August 20, 1991; the Land Use Element exhibits (maps) were adopted with a text amendment on December 7, 1993.

Recommended 1996 Work Program:

- 1) **General Plan (Land Use Element) Amendments and Zone Change Requests.** Responding to applications to amend the land use and zoning maps, staff will process such requests through the Planning Commission and City Council as required by State law.
- 2) **General Plan Text Amendments.** As necessary, staff will initiate and process text amendments through the Planning Commission and City Council.

Circulation Element

The City Council adopted the Circulation Element on January 4, 1994.

Recommended 1996 Work Program:

- 1) **Update of the Bikeway Plan.** To maintain State and Federal funding eligibility, staff will update the Bikeway Plan through the Planning Commission and City Council.
- 2) **Bikeway Grant Applications.** As funding becomes available, staff will initiate grant applications to fund important links of the Bikeway Plan. Priority will be given to the Santa Maria Valley Railroad Right-of-Way Multi-Purpose Trail, the Santa Maria/Guadalupe Dunes Levee Trail, and the Bradley Flood Control Channel from Jones Street to the levee.

- 3) **Measure D.** City staff will continue to facilitate traffic improvements funded through Measure D.
- 4) **Traffic Impact Fees.** Under the AB 1600 fee ordinance adopted July 6, 1993 and made effective September 1, 1993, traffic impact fees will be collected and directed toward funding major circulation system improvements. AB 1600 fees were amended on January 16, 1996.
- 5) **Congestion Management Plan (CMP).** Staff strives to keep the City in compliance with the CMP adopted by the Santa Barbara County Association of Governments on February 17, 1994.

Housing Element

The City Council adopted the Housing Element on July 20, 1993 and amended this element on September 20, 1993. The State Department of Housing and Community Development certified the Housing Element as being in compliance with State Housing Element Law on September 29, 1993.

Safety Element

The Safety Element incorporated the previously mandated Seismic Safety Element and was adopted by the City Council on November 21, 1995.

Noise Element

The Noise Element was adopted by the City Council on April 21, 1987. An amendment to the noise contours and text was adopted on February 21, 1989. It will be necessary, in the near future, to update this element.

Recommended 1996 Work Program:

- 1) **Noise Element Background Information Report.** Staff will prepare a work program to identify City Noise Standards, contours, and other available information for incorporation into a Background Information Report.
- 2) **Noise Element Update.** With an acoustical engineer, staff will prepare and present a text update and noise contours for the Sphere of Influence/Annexation areas of the City. This Noise Element amendment will be taken through the Planning Commission and City Council.

Environmental Resources Management Element (ERME)

The ERME comprises the state mandated Conservation and Open Space Elements, the once mandated Scenic Highway Element, and the Recreation and Parks Element. It was adopted on August 4, 1981, reformatted April 21, 1987, and amended on November 16, 1993.

- Conservation Element - As part of the original ERME, the City Council adopted the Conservation Element on August 4, 1981.
- Open Space Element - As part of the original ERME, the City Council adopted the Open Space Element on August 4, 1981.
- Recreation and Parks Element - The Recreation and Parks Element was incorporated into the ERME with the reformat of the General Plan which was adopted by the City Council on April 21, 1987.
- Scenic Highways Element - As part of the original ERME, the City Council adopted the Scenic Highways Element on August 4, 1981.

Recommended 1996 Work Program:

- 1) **Comprehensive Resources Management Element (RME) Update.** Staff will prepare and present a complete revision to the RME through the Planning Commission and City Council. The update process has involved several technical background reports and draft Resources Management Element. The public hearing before the Planning Commission was held April 3, 1996.
- 2) **Incorporation of Outdated General Plan Elements into the RME Update.** Staff will prepare and present recommended revisions to the Library Plan and the Public Buildings Plan for inclusion into the RME. These revisions will be taken through the Planning Commission and City Council.
- 3) **RME Consistency with Other Plans.** Staff will prepare and present recommended policies for inclusion into the RME. These policies will help the City meet the Congestion Management Plan (CMP) and other regionally adopted plans.

Public Facilities Element

The Public Facilities and Services Element was adopted by the City Council on April 15, 1968. It comprises three plans: Water, Sewer, and Drainage.

Recommended 1996 Work Program:

- 1) **Comprehensive Public Facilities Element Update.** The *Public Works Department* will prepare and present a complete revision to the Public Facilities Element to the Planning Commission and City Council.

Status of General Plan Implementation Programs in 1995

- SPHERE OF INFLUENCE BOUNDARY AMENDMENT AND ANNEXATIONS

The City Council adopted resolution 95-47 and ordinance 95-5 to initiate the process of Annexation 95 (Bradley Land Company) through the Local Agency Formation Commission.

- GENERAL PLAN TEXT AMENDMENTS AND ELEMENT UPDATES

The Safety Element Update was adopted by Resolution 95-149 of the City Council on November 21, 1995.

- GENERAL PLAN AND ZONING MAP AMENDMENTS

In 1995, three zoning map changes were approved. All the zoning map changes required amendment to the Land Use Policy Map to maintain consistency between the Land Use Element and zoning. These projects are listed below:

Bradley Land Company Rezoning
Allan Hancock College GPZ
Santa Maria Research Park GPZ

- LAND DIVISIONS

In 1995, 11 final/parcel maps, 9 tentative maps, 12 lot line adjustments, and 3 mergers were processed. The final/parcel maps will result in 178 residential lots, 10 commercial lots, and 6 industrial lots. The tentative maps will result in 274 residential, 12 commercial, and 13 industrial lots.

- SPECIFIC PLANS

The Santa Maria Research Industrial Park Specific Plan was adopted by the City Council in December 1995.

Previously adopted Specific Plans include:

Hidden Pines Specific Plan (1994)
West Main Specific Plan (1994)
Blosser Southeast Specific Plan (1994)
Blosser Southwest Specific Plan (1994)
Mahoney Ranch Specific Plan (1994)
West Stowell Specific Plan (1994)
Entrada Este Specific Plan (1994)
Rivergate-Roemer Specific Plan (1994)

- **SPECIAL DISTRICTS**

Special districts provide area wide services for a single function. The City assumes the role of the special district for the most part. The notable exceptions are schools, cemetery, flood control, and airport. In cases where special districts are involved, the City tries to work closely with each district to address its concerns during the development review process.

- **ASSESSMENT DISTRICTS**

Assessment districts, like special districts, provide an area wide service for a single function, such as: landscaping, street lighting, and park maintenance. If the area is located within a City, the City can administer the assessment district. City staff has been exploring different methods of financing capital projects as well as paying for the operation and maintenance of existing and new facilities demanded of new development.

The Community Development Department uses a personal computer based model to calculate the impacts of a proposed project. During 1995, staff further refined the Integrated Project Assessment Model (I-PAM) to include a budget impact analysis section. The objective of this reporting is to establish when assessment districts or inclusion into City Landscape Maintenance Districts should be required to offset adverse fiscal impacts on established levels of service in the City. City Council approved the use of the I-PAM to analyze project impacts.

- **DEVELOPER FEES**

The City Council adopted the AB 1600 fee ordinance in 1993. Except for price index adjustments, no changes to the AB 1600 fees occurred in 1995.

- **BIKEWAY GRANT APPLICATIONS AND FUNDING**

The City has been awarded approximately \$1.23 million of Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) funds through the Transportation Enhancement Activities (TEA) and Congestion Mitigation Air Quality (CMAQ) programs. The projects include:

1. The Santa Maria Valley Railroad Multi-Purpose Trail,
2. The UNOCAL/Battles Road Bikeway, and
3. The Santa Maria/Guadalupe Dunes Bikeway.

In January 1994, the City Council adopted resolutions approving commitment of match funds for bikeways in Santa Maria. These match amounts include \$100,000 for the Santa Maria/Guadalupe Dunes Bikeway and \$71,000 for the Battles Road Bikeway. The Socio-Economic Mitigation Program (SEMP) Trust Fund account has been named the "City Bikeway Grant Match Fund" and contains \$173,098. Another \$58,000 has been collected from developers for construction of bikeways in the City. SEMP claims are prepared by Community Development Department staff by using the I-PAM fiscal analysis for the budget year of the claim. The 1993 claim amount of \$10,373 is pending payment.

Battles Road MPT-I. VRR and Associates commenced design and engineering drawings for the Battles Road Bikeway in January 1995. The City Council awarded the contract to Spiess Construction in March 1996. Construction of this bikeway may start in April 1996.

Santa Maria Valley Railroad MPT-I. The City hired a consultant for design and engineering on the MPT-I between McCoy and Skyway. The project is in the preliminary design and right-of-way acquisition phases.

Santa Maria/Guadalupe Dunes Bikeway. The City commenced the design stage for Phase I—from Suey Crossing Road to Preisker Lane—and has negotiated a tentative agreement with County Flood Control District staff.

- **DENSITY BONUS PROVISIONS**

The adopted Housing Element identifies the adoption of a density bonus ordinance as a future task. The density bonus ordinance was adopted by City Council in 1995.

- **HOUSING INCENTIVES PROGRAM**

\$280,506 in HOME funds were awarded to Peoples' Self-help Housing Corporation for construction of Valentine Court Phase II, 18 affordable units for low-income elderly persons. In addition, the city has agreed to contribute the .75 acre site.

- **RESIDENTIAL REHABILITATION LOAN PROGRAM**

Approximately \$183,800 dollars were expended in 1995 for deferred interest loans to low income qualified homeowners for the repair and improvement of single family dwellings. Eight loans were committed and five loans were completed during the year. The Energy Efficiency Programs provided grants totaling approximately \$55,356 to 162 households in 1995.

- **NON-PROFIT FACILITIES LOAN PROGRAM**

This program assists non-profit agencies in funding rehabilitation, acquisition or construction of public facilities and improvements, which primarily target low and moderate income persons. In 1995, \$508,141 was spent to help Shelter Services for Women, Vocational Training Center (VTC), the Boys and Girls Club, Community Action Commission (CAC)/Head Start, Center for Employment Training (CET), Klein Bottle Youth Centers, and Santa Maria Valley Youth & Family Center.

- **PUBLIC SERVICES PROGRAM**

In 1995, CDBG funding to 23 eligible non-profit agencies for general operating costs totaled \$209,100.

- NEIGHBORHOOD CONSERVATION PROGRAM

This program targeted a 30 block area for capital improvements and code enforcement activities. Program activities included the Buena Vista Park renovation, sidewalk installation and repair, installation of handicap ramps, replacing alley approaches, and improving street lighting. Approximately \$200,000 was spent on these target areas in 1995. Also, a master plan of action and public improvement plans were developed to improve the West Newlove area—CDBG Target Area #3. A property owners' association is in the process of being formed for this area.

Status of Regional Housing Needs Allocation

The Santa Barbara County Association of Governments adopted the Regional Housing Needs Plan (RHNP) on March 19, 1992. For the seven-year period of the plan (1990 - 1997), the City of Santa Maria has been allocated 4,101 households in the RHNP.

One of the key provisions of California Housing Element Law is that each jurisdiction has the responsibility to provide housing opportunities for all income groups. State law also recognizes that the issue of affordable housing is not a process which can be accomplished by each jurisdiction in isolation. Rather due to economic and environmental factors, and community goals this responsibility is best carried out cooperatively on a regional basis. The requirement for a Regional Housing Needs Plan (RHNP) is designed to bring about this cooperation at the local level. State law assigns the Santa Barbara County Association of Governments (SBCAG) the responsibility for allocating the region's share of statewide housing need to the local level.

The local jurisdictions projection of housing need, as determined by SBCAG in the RHNP, is to be incorporated into each individual jurisdiction's housing element. It forms the basis for the development of local housing programs to help meet existing and projected housing needs of all income groups. It should be noted that the State does not necessarily require that jurisdictions achieve these allocations. The allocations are, instead, intended to serve as a goal which jurisdictions should work towards achieving through the development of appropriate housing programs.

-- excerpt from: Santa Barbara County Association of Governments Regional Housing Needs Plan, page 1.

State law requires the annual report to include ". . . **the progress in meeting its share of regional housing needs**" for monitoring the success of implementing the Housing Element. Between 1992 and 1997, the Housing Element established that 3,361 new housing units needed to be built in Santa Maria; of that number, 1,383 units needed to be constructed for very low- and low-income households. Table 1 shows the information contained in the Housing Element. Note that the number of houses placed in each income group is an estimate based on the housing type, location, and, if available, project marketing information.

TABLE 1
RHNP Allocation from the Housing Element

| Income Group | Regional Share | Units Produced (1991-92) | Remaining Share (1993-97) |
|----------------|----------------|--------------------------|---------------------------|
| Very Low | 1,025 | 240 | 785 |
| Other Lower | 738 | 140 | 598 |
| Moderate | 902 | 200 | 702 |
| Above-Moderate | 1,436 | 160 | 1,276 |
| TOTAL | 4,101 | 740 | 3,361 |

Building and Safety Division records, as reported to the State Department of Finance for 1995, included the addition of 154 single family dwelling units. Additionally, 2 mobile home spaces were filled and a 65-unit affordable apartment complex for farm-worker family housing was built. These projects bring the total dwelling units added in the City to 221 units. Table 2 revises the information contained in Table 1 to include the 1993, 1994, and 1995 changes.

TABLE 2
Housing Units Produced in 1995

| Income Group | Regional Share (from 1994) | Units Produced (1995) | Remaining Share (1996-97) |
|----------------|----------------------------|-----------------------|---------------------------|
| Very Low | 660 | 65 | 595 |
| Other Lower | 559 | 2 | 557 |
| Moderate | 568 | 4 | 564 |
| Above-Moderate | 1,050 | 150 | 900 |
| TOTAL | 2,837 | 221 | 2,616 |

Overall, the City has achieved 36% of its seven-year Regional Housing Allocation goal. Table 3 shows the percentage achieved through 1995 and the remaining RHNP goal percentage.

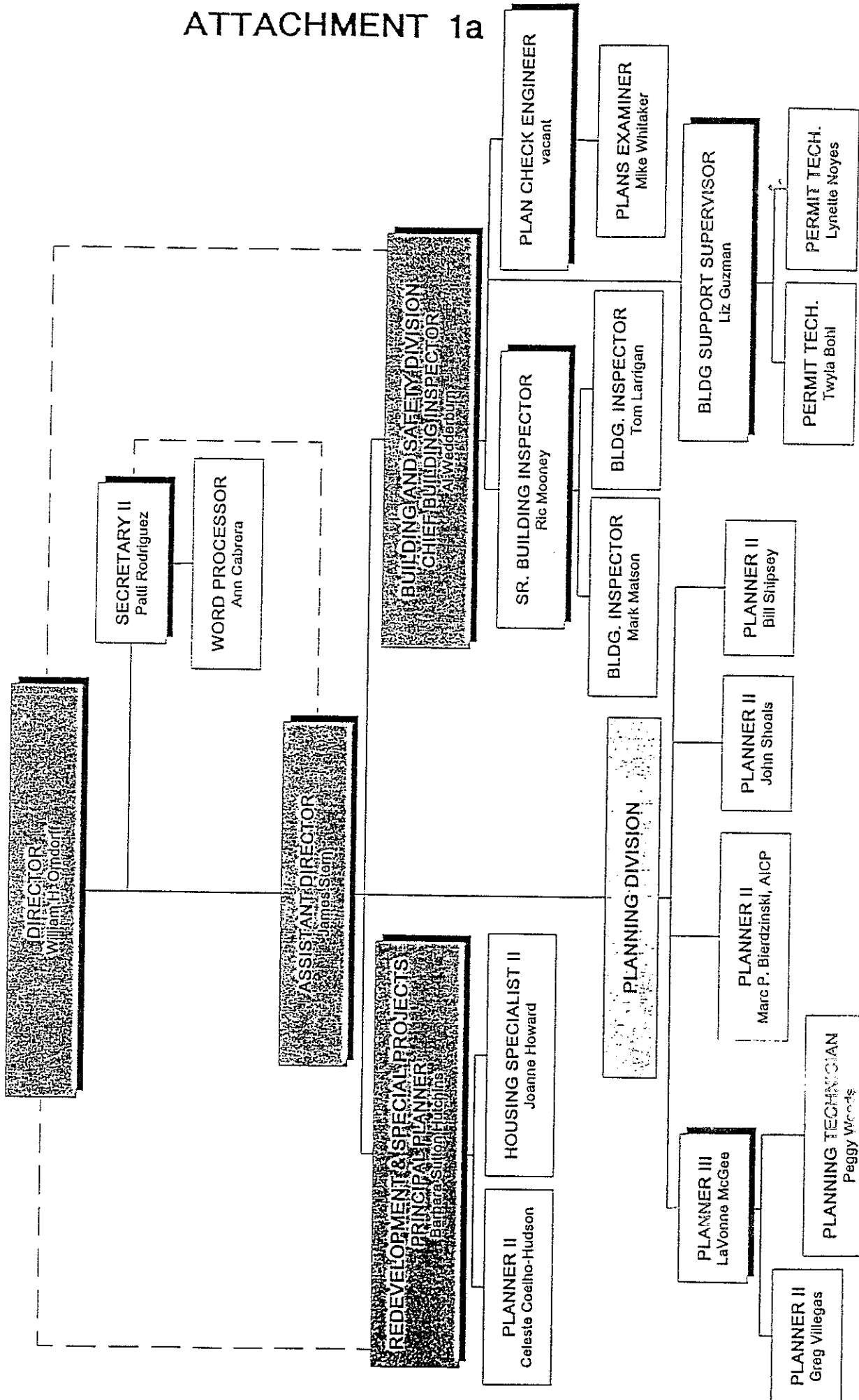
TABLE 3
Percentage of Units Produced and Remaining RHNP Goal

| Income Group | Regional Share | Percentage of Units Produced (1991-95) | Percentage Remaining Share (1996-97) |
|----------------|----------------|--|--------------------------------------|
| Very Low | 1,025 | 42% | 58% |
| Other Lower | 738 | 25% | 75% |
| Moderate | 902 | 37% | 63% |
| Above-Moderate | 1,436 | 38% | 62% |
| TOTAL | 4,101 | 36% | 64% |

Attachments:

- 1) Community Development Department Organizational Charts 1996, 1995
- 2) Building Activity Report -- End of the Year Totals for 1995, 1994, and 1993
- 3) Major Residential Projects List (1/5/96)
- 4) Non-Residential Projects List (1/5/96)

COMMUNITY DEVELOPMENT DEPARTMENT --- 1995 ORGANIZATION

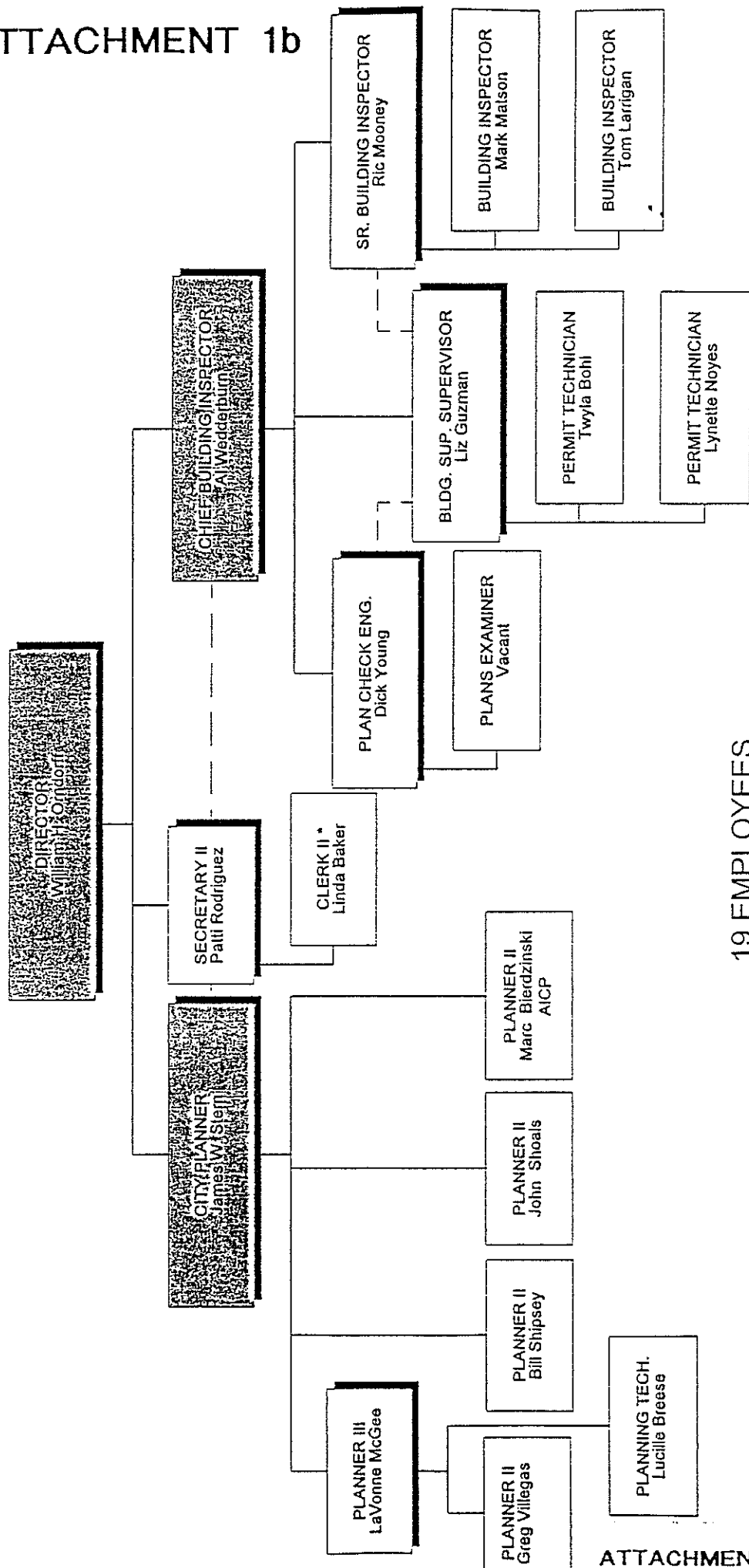


22 EMPLOYEES

COMMUNITY DEVELOPMENT DEPARTMENT

1996 Organizational Chart

ATTACHMENT 1b



19 EMPLOYEES

* Temporary, Part-time

ATTACHMENT 1b

ATTACHMENT 2

CITY OF SANTA MARIA
COMMUNITY DEVELOPMENT DEPARTMENT
Building Division



BUILDING ACTIVITY REPORT

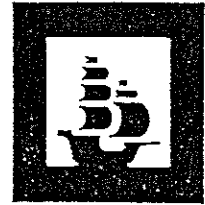
END OF YEAR TOTALS

| | | 1995 | | 1994 | | 1993 |
|------------------------|-------|------------------|-------|------------------|-------|------------------|
| TOTAL PERMITS | | 989 | | 885 | | 1,012 |
| TOTAL VALUATION | | \$ 42,790,386.00 | | \$ 44,702,572.00 | | \$ 51,054,645.00 |
| NEW RESIDENTIAL | (218) | 26,315,804.00 | (195) | 26,130,704.00 | (220) | 24,886,849.00 |
| NEW NON-RESIDENTIAL | (17) | 6,915,047.00 | (17) | 9,156,164.00 | (19) | 15,783,000.00 |
| ADD'N/ALT. RESIDENTIAL | (274) | 2,446,225.00 | (198) | 2,285,329.00 | (250) | 1,850,078.00 |
| ADD'N/ALT. NON-RES. | (326) | 5,557,681.00 | (342) | 6,397,699.00 | (384) | 7,912,995.00 |
| GARAGES/CARPORTS | (12) | 76,600.00 | (17) | 211,439.00 | (11) | 129,442.00 |
| DEMOLITIONS | (8) | 13,650.00 | (20) | 133,436.00 | (18) | 85,150.00 |
| MISCELLANEOUS | (22) | 777,551.00 | (1) | 3,200.00 | | |
| MOVES | | | (1) | 23,500.00 | (1) | 2,000.00 |
| BLOCK WALLS/FENCES | (112) | 667,828.00 | (94) | 361,101.00 | (109) | 405,131.00 |

DWELLING UNITS

| | | | |
|-------------------------|------------|------------|------------|
| SINGLE FAMILY DWELLINGS | 214 | 181 | 218 |
| CONDOMINIUMS | | | |
| MULTIPLE UNITS | <u>2</u> | <u>69</u> | <u>4</u> |
| TOTAL | 216 | 250 | 222 |
| DEMOS | <u>-3</u> | <u>-5</u> | <u>-3</u> |
| NET | <u>213</u> | <u>245</u> | <u>219</u> |

ATTACHMENT 3



\$4.00

CITY OF SANTA MARIA MAJOR RESIDENTIAL DEVELOPMENT LIST January 5, 1996

CITY OF SANTA MARIA
COMMUNITY DEVELOPMENT DEPARTMENT

110 S. PINE STREET, #101 (ON HERITAGE WALK) • SANTA MARIA, CA 93454-5082 • (805) 925-0951

THE MAJOR RESIDENTIAL DEVELOPMENT LIST COMPLIES WITH THE INTERAGENCY PROJECT NOTIFICATION REQUIREMENTS CONTAINED IN THE SANTA BARBARA COUNTY CONGESTION MANAGEMENT PLAN (CMP). COPIES HAVE BEEN DELIVERED TO THE SANTA BARBARA COUNTY ASSOCIATION OF GOVERNMENTS (SBCAG), SANTA BARBARA COUNTY PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR, AND THE SANTA BARBARA COUNTY PUBLIC WORKS DEPARTMENT DIRECTOR.

THIS LIST CONTAINS INFORMATION ON MAJOR RESIDENTIAL PROJECTS IN THE PLANNING PROCESS OR UNDER CONSTRUCTION WITHIN THE CITY OF SANTA MARIA. A PROJECT IS ADDED TO THE LIST WHEN THE PROJECT MAKES APPLICATION FOR SOME TYPE OF APPROVAL FROM THE CITY OF SANTA MARIA, AND IS REMOVED FROM THE LIST WHEN THE FINAL INSPECTION FOR THE PROJECT HAS BEEN APPROVED BY THE CITY BUILDING DIVISION, THE PHYSICAL NUMBER OF UNITS REMAINING IN THE PROJECT FALLS BELOW FIVE (5), OR THE REMAINING NUMBER OF UNITS IN THE PROJECT FALLS BELOW FIVE PERCENT (5%) OF THE PROJECT.

SUMMARY OF THE STATUS OF RESIDENTIAL PROJECTS

1,900 units are under construction or need a building permit or need approval of a discretionary permit; 1,279 units in this list have received final inspections. See the table below for a summary of project approvals and status of units by type.

SUMMARY TABLE
HOUSING TYPE BY STATUS

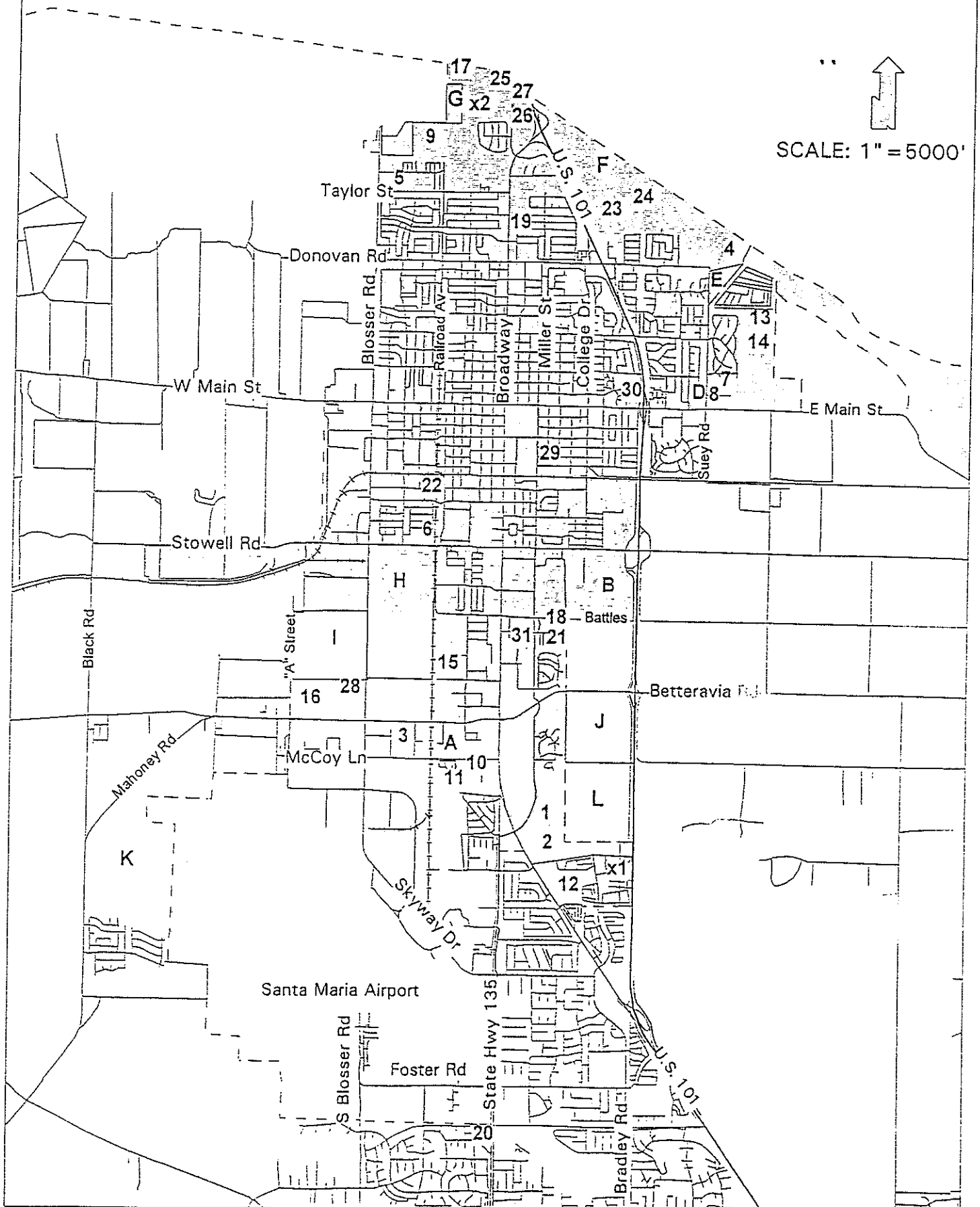
| <u>Project Type</u> | <u>Units Built (Completed in Phases)</u> | <u>Permit Issued</u> | <u>Plancheck</u> | <u>Approved (1)</u> | <u>Pending Review (2)</u> | <u>Total</u> |
|---------------------------|--|----------------------|------------------|---------------------|-------------------------------|--------------|
| Single Family Residential | 1,089 | 99 | 5 | 391 | 1,154 | 2,738 |
| Mobile Home | 166 | --- | --- | 51 | --- | 217 |
| Condominium | 24 | --- | --- | 72 | 63 | 159 |
| Apartment | --- | --- | --- | --- | --- | --- |
| Special Needs | --- | --- | 12 | 35 | 18 | 65 |
| TOTAL | 1,279 | 99 | 17 | 549 | 1,235 | 3,179 |

NOTES:

- 1) Approved projects include lots within final subdivision tracts, or recorded phases of tracts, and projects approved by Planning Commission not in subdivision tracts
- 2) Projects pending review include lots within tentative tract maps and projects which have not received discretionary permits

CITY OF SANTA MARIA

MAJOR RESIDENTIAL DEVELOPMENT LIST



The following projects have initiated the Planned Development (PD) or Use (U) permit and/or Building Permit process:

| | <u>Project</u> | <u>Type/Number of Units</u> | <u>Status and Type of Approval</u> |
|----|--|---|---|
| 1 | Park Villas I Contact: UNOCAL Land & Development 201 South Miller St. Suite 208 Santa Maria, CA 93454 (805) 928-7600 | 145 single family lots Southeast corner of Miller Street and San Ysidro R-1/6,500 38.81 acres 128-128-01 | Tract 5568 Tentative map approved Rough grading and site preparation underway Phase 1 grading permit issued; final map submitted (42 lots) Tentative map time extension to 7/2/96 |
| 2 | Park Villas II Contact: RRM Design Group 3026 S. Higuera Street San Luis Obispo, CA 93401 (805) 543-1794 | 23 single family lots North side of Sunrisa Drive and south of Park Villas I R-1/6,500 5.93 acres 109-010-27 | Tract 5613 Tentative map approved Tentative map time extension to 7/2/96 |
| 3 | Foxenwoods Country Club Estates Contact: Foxenwoods Builders 4565 Orcutt Expressway Santa Maria, CA 93455 (805) 937-7241 | 142 Single family lots South side of McCoy Lane, east of Skyway Drive and west of the SMVRR PD/R-1 43 acres 111-590-(all), -600-(all) | Tract 5489 Z-92-05 (PD) Individual lot sales 41 homes built 2 homes under construction |
| 4 | Shields/Cochiolo Subdivision Contact: Gene Shields Buckley Realty 1000 S. Broadway, Suite D Santa Maria, CA 93454 (805) 928-2318 | 65 single family homes Northeast corner of Donovan and Suey Roads PD/R-1/6,000 14.65 acres 128-122-(all) | Tract 5586 Z-91-29 (PD) Final map recorded 31 houses built; 7 houses under construction |
| 5 | Oak Valley Homes Contact: Linda Walden, Realtor 214 N. Lincoln Street Santa Maria, CA 93454 (805) 739-9262 | 207 single family dwelling units 1900 North Railroad Avenue GENERAL PD/R-1; 4,500 117-670-(all), -680-(all), -690-(all) | Tract 5481 Z-87-09 (PD) 162 units completed; 45 vacant lots; 44 lots remain for sale |
| 6 | Liberty Subdivision II Contact: City of Santa Maria Community Development Dept. 110 E. Cook Street Santa Maria, CA 93454 (805) 925-0951 ext. 240 | 14 standard single family lots and 19 small single family lots NW of Depot and Stowell PD/R-1 and PD/RSL-1 6.20 acres 123-210-04 (portion), -10, -12 | Tract 5636 PD-94-11 Tentative map approved Tentative map time extension to 8/6/96 PD permit approved for small lots |
| 7 | Rowland Estates Contact: Richard Koval P.O. Box 2801 Santa Maria, CA 93456 (805) 346-1113 | 20 single family lots East of Suey Road and south of Tract 5492 PD/R-1; 6,250 4.87 acres 128-109-23 | Tract 5581 PD-94-16 Final map recorded 6 houses built 1 house under construction |
| 8 | Walnut Grove Contact: Gordon Gill & Associates 1010 S. Broadway, Suite G Santa Maria, CA 93454 (805) 922-2445 | 52 single family residential lots East Main Street, east of Suey Road PD/R-1; 8,000 14.83 acres 128-052-14, -23 | Tract 5527 Tentative map time extension to 6/5/96 Final map and grading plan submitted for plancheck |
| 9 | Rancho Buena Vista Contact: Rancho Buena Vista Mobile Estates 2132 Avenida Redondo Santa Maria, CA 93454 (805) 922-8678 | 210 mobile home spaces 2135 North Railroad PD/R-1 37.48 acres 117-030-63 | Z-87-25 (PD) 166 spaces occupied |
| 10 | Country Club Village Contact: Ronald Semler Tamara Greens, Inc. 31727 Mulholland Highway Malibu, CA 90265 --no phone number on file-- | Village Greens Condominiums 96 condominium units 400 W. McCoy PD/R-1, 6,500 2.20 acres 111-650-(all), 111-690-02, -03 | Tract 5631 Z-90-49 (PD) 24 units built PD time extension to 10/30/96 |

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|----|--|---|--|
| 11 | Country Club Village III Dan Blough & Associates 2400 Professional Parkway Santa Maria, CA 93455 (805) 937-8541 | 98 R-1 lots 400-700 block W. McCoy Lane PD/R-1/6,500 34 acres 111-610-(all), -620-(all) | Tract 5562 Final map recorded Individual lot sales 76 units built 5 under construction |
| 12 | Rolling Hills Estates Contact: Richard Koval P.O. Box 2801 Santa Maria, CA 93456 (805) 346-1113 | 68 single family lots North of the Santa Maria Drive-In Theater on Santa Maria Way PD/R-1/6,500 14.97 acres 109-340-(all), -350-(all) | Tract 5594 Z-92-19, Z-92-21 (PD) Final map recorded 53 units built 4 units under construction |
| 13 | Sierra Vista Estates Contact: Ron Edwards 916 Flagstone Drive Santa Maria, CA 93455 (805) 937-6699 | 96 small lot single family lots 70 large lot single family lots East of Suey Crossing Road and south of the S.M. River Levee PD/RSL-1 and PD/R-1/10,000 51.48 acres 128-033-13, 128-127-(all) | Tract 5624; Z-91-14 (PD) Tentative map and PD permit approved Phases 1, 2A, and 2B (96 small-lot SFR) recorded; 70 built; 26 under construction. Phase 3A (18 large-lot SFR) final map and grading in plancheck |
| 14 | Sierra Vista Estates II Contact: Ron Edwards 916 Flagstone Drive Santa Maria, CA 93455 (805) 937-6699 | 15 single family lots SW corner of Fremont and Domingues PD/R-1/10,000 2.96 acres 128-033-13 (portion) | Tract 5685; PD-94-01 Tentative map and PD permit approved |
| 15 | Casa Del Cielo Contact: Michael Welch Welch Surveys 312 E. Mill Street Santa Maria, CA 93454 (805) 925-2701 | 171 Z-lot single family homes Northwest corner of Carmen Lane and Thornburg Street PD/RSL-1 28.35 acres 117-330-60 | Tract 5609 PD Permit expired Tentative map approved; time extension to 3/5/96 |
| 16 | Paseo del Sol (formerly Mirasol) Contact: Sherry Lewis Bollenbacher & Kelton 500 Lincoln Avenue Salinas, CA 93901 (408) 758-4146 | 170 single family dwellings Northeast corner of Betteravia Road and "A" St. PD/R-1/5,500 42 acres 117-330-25, -54, -61 (part), -62 (part) | Tract 5610 Tentative Map approved Phase 1 (48 lots) final map recorded Tract 5610 time extension to 2/5/96 |
| 17 | Hidden Pines Contact: Mid-Coast Land Co., Inc. 3211 Broad Street, Suite 109 San Luis Obispo, CA 93401 (805) 545-8617 | 207 Small lot single family lots Northwest of Preisker Park and north of Hidden Pines Way PD/RSL-1 26.6 acres 117-030-79, 117-710-(all), -720-(all) | Tract 5591 Z-90-24 (PD) Ph. 1 (146 du) recorded Ph. 2 (61 du) time extension to 3/19/98 85 units built 23 under construction |
| 18 | Los Pinos Court Contact: W. Von Biskupsky 2927 De la Vina Santa Barbara, CA 93105 (805) 563-2128 | 16 Small lot single family lots 605 East Newlove R-2 1.55 acres 128-074-44 thru -60 | Tract 5618 U-90-36 Final map recorded |
| 19 | River Ranch (Phase III) Contact: Bryan R. Smith Bank of Montecito 1010 State Street Santa Barbara, CA 93101 (805) 564-0288 | 31 condominium units 220 E. Grant PD/R-3 1.36 acres 128-004-06 & -07 | Z-88-24 (PD) time extension to 3/14/96 |
| 20 | Foxenwoods Garden Villas Contact: Mark Smith 1136 W. McCoy Lane Santa Maria, CA 93454 (805) 928-6628 | 32 condominium units SW corner of SR 135 and (future) Union Valley Parkway PD/R-1 8.26 acres 111-412-40 | Tract 5660 pending review |
| 21 | Walnut Gardens Contact: Louis Feulner 301 S. Miller Street, Suite 110 Santa Maria, CA 93454 (805) 922-6164 | 13 small lot single family units 550 East Newlove R-2 2 acres 128-076-23 and -26 | Tract 5691; U-94-06 Final map recorded 3 SFR built; 1 SFR under construction |

- | | | | |
|----|--|---|--|
| 22 | Oakley/Pulos Subdivision Contact: Laurie Tamura Urban Planning Concepts 2450 Professional Parkway, Suite 130 Santa Maria, CA 93455 (805) 934-5760 | 27 single family lots 802 S. Oakley Avenue R-1 4.86 acres 123-140-23, -24 | Tract 5700 Tentative map approved |
| 23 | College Estates at Rivergate Contact: SM-23 Joint Venture 3452 E. Foothill, suite 615 Pasadena, CA 91107 (818) 449-2622 | 86 single family dwellings Rivergate-Roemer Specific Plan SP/R-1/4,500 22.13 acres 128-019-04, -10 | Tract 5698 Tentative map approved |
| 24 | Princess Estates Contact: Gordon Gill and Associates 1010 South Broadway, Suite G Santa Maria, CA 93454 (805) 922-2445 | 186 single family dwellings Rivergate-Roemer Specific Plan SP/R-1/5,000 and SP/OS 32.20 acres 128-019-07, -08, -09, -11 | Tract 5699 Tentative map approved Phase 1 (52 lots) grading and final map in plancheck |
| 25 | Riverside Estates Subdivision Contact: Jerry Stephenson P.O. Box 405 Arroyo Grande, CA 93421 (805) 489-6820 Mobile Home Park Contact: James Thayer AJAY Builders 2401 N. Preisker Lane #21 Santa Maria, CA 93454 (805) 925-4682 | 22 small lot SFR units and reconfiguration of existing mobile home park (22 units) adding 7 spaces to the park West of Preisker Lane and south of the S.M. River Levee PD/RSL-1 and PD/RMH 6.02 acres 117-730-02, -03, -04, -05 | Tract 5643 Tentative map and Z-92-16 (PD) approved Grading plan and final map in plancheck |
| 26 | Sur Del Rio I Contact: Steven R. Varner Johnson Properties 4335 N. Golden State Blvd., Suite 103 Fresno, CA 93722 (209) 277-7500, extension 3003 | 95 Small lot SFR units East side of Preisker Lane at Hidden Pines Way PD/RSL-1, PD/R-2, and PD/CC 128-002-01, -36 18.53 acres | Tract 5648 Tentative map and Z-93-02 (PD) approved Final map for Phase 1 (59 lots) recorded Grading underway 5 models in plancheck |
| 27 | Sur Del Rio II Contact: Steven R. Varner Johnson Properties 4335 N. Golden State Blvd., Suite 103 Fresno, CA 93722 (209) 277-7500, extension 3003 | 28 Small lot SFR units East side of Preisker Lane at Hidden Pines Way PD/R-2 128-002-01, -36 3 acres | Tract 5650 Tentative map and PD Permit pending review |
| 28 | Westridge Contact: Dennis Bethel and Associates 2450 Professional Parkway, Suite 110 Santa Maria, CA 93455 (805) 934-5767 | 77 Small lot SFR units West side of the 2000 block of S. Blosser Road PD/RSL-1, PD/R-1:5,500, PD/CC, and OS 117-330-67 and -61 (portion) 20 acres | Tract 5678 Tentative map and Z-93-24 (PD) approved |
| 29 | Smith Senior Housing Contact: Tom Dahlgren 1517 Stowell Center Plaza, Suite O Santa Maria, CA 93454 | 12 senior apartments 417 East Boone Street R-3 125-112-09, -10, -11, -12 1.16 acres | PD-94-05 in plancheck |
| 30 | Centurion Senior Apartments Contact: Michael DiBenedetto 4838 Colt Street, Unit 2 Ventura, CA 93003 (805) 658-7524 | 35 senior apartments 1034 E. Chapel Street PD/R-3 1.16 acres 121-340-19 | PD-94-05 Time extension to 12/1/96 |
| 31 | Valentine Court II Contact: Bruce Fraser, Architect 971 Osos Street San Luis Obispo, CA 93401 (805) 544-6161 | 18 senior/handicap accessible apts. 280 E. Newlove Street R-2 .72 acres 128-075-19 | E-95-64 Use Permit application pending |

The following projects will be removed from the list with the next project list publication.

- x1** Sunrise Hills 480 lots on 158 acres developed as individual lots 5 percent of the project remains as infill; 23 vacant lots remain out of the original 480 lot project.
- x2** Park Place II - Regency Estates 126 small lot single family lots and 8 mobile home spaces The final 6 houses are under construction.

The following projects have completed the steps necessary to amend the Santa Maria General Plan and Zoning Map.

| | <u>Approved Project</u> | <u>Zone Change/Acreage/ # of Additional Units</u> | <u>Status</u> |
|----------|--|--|--|
| A | Teixeira Farms/Richards/Hollerbach General Plan Amendment GP-85-13, Z-85-37 Contact: Harrell Fletcher & Associates 801 S. Broadway, Suite 1-8 Santa Maria, CA 93454 (805) 928-6463 | Mixed Density Residential, Average 18 units/acre PD/R-3 North side of West McCoy, east of SMVRR 32.5 acres 111-060-15, -16, -18 (part), -21, -24, -31 and -32 (part) | General Plan amendment approved Maximum 585 units Note: GPZ-94-10 proposes to rezone 12.8 acres to CM, thereby removing the potential for 230 units from this project. |
| B | Rice Property/First Christian Church GP-87-02, Z-87-15 Contact: Dave Williams 937 E. Main Street Santa Maria, CA 93454 (805) 925-9525 | PD/CPO Maximum 30 units per acre North of Battles Road and west of Bradley Road 3.41 acres 128-066-53 & -79 | General Plan amendment approved Maximum 102 senior citizen units |
| C | Blough, Engel & Gray GP-86-15, Z-86-44 Contact: Dan Blough 2400 Professional Parkway Santa Maria, CA 93455 (805) 937-8541 | PD/R-3 High Density Residential 17 units/acre East of Santa Maria Valley Railroad and north of Betteravia Road 14.38 acre portion 117-330-15 (portion), 117-340-01 (portion), 117-340-02, -03, -46 | General Plan amendment approved Maximum 244 units |
| D | Cossa Corner GP-89-17, Z-89-44 Contact: Gordon Gill & Associates 1010 S. Broadway, Suite G Santa Maria, CA 93454 (805) 922-2445 | PD/RSL-1 8 units/acre Northwest corner of Main Street and Suey Road 2.40 acres 128-055-33 (part) | General Plan amendment approved Maximum 19 units |
| E | SBCo, Suey Road Property GP-90-13, Z-90-61 Contact: Jeff Haavlick Property Management Division General Services Department P.O. Box 91610 Santa Barbara, CA 93190-1610 (805) 568-3073 | PD/R-1 Located at Suey Park, between Donovan, Suey Crossing, and Suey Roads 18.98 acres 128-033-03 | General Plan amendment approved maximum 76 units Superior Court "set- aside" the GPZ pending an approved settlement to mitigate elementary school impacts of the project |
| F | Rivergate-Roemer Specific Plan GP-92-03, Z-92-20 Contacts: • Robert Van Tassel 121 Gray Avenue, Suite 101 Santa Barbara, CA 93101 • Roemer Trust 1920 North Broadway Santa Maria, CA 93454 | R-1, PD/R-2, and PD/R-3 Located north of the Carlotti Drive terminus, south of the Santa Maria River, and east U.S. 101 40 acres 128-002-15, -20 | Specific Plan and Final EIR approved General Plan amendment approved Maximum 333 units remain (Tracts 5698 and 5699 are excluded from the total units remaining) |

TOTAL: 111.67 acres
Maximum 1,359 residential units

ANNEXATION AREAS

- G** Hidden Pines Specific Plan
SPZ-88-01, Annexation #82
Contact:
• Urban Planning Concepts
2450 Professional Parkway, Suite 130
Santa Maria, CA 93455
(805) 934-5760
- 20 acres of Single Family
52 acres in the specific plan
(38% residential)
- 140 du projected
Annexation effective
12/27/94

H

Blosser-Southeast Specific Plan
SPZ-88-05, Annexation #86

Contacts:

- Acquisapace Family Trust
c/o Gordon Gill
1010 South Broadway, Suite G
Santa Maria, CA 93454
(805) 922-2445
- Fugate and Chapman Investments
P.O. Box 365
Santa Maria, CA 93456

197 acres of Single Family
29 acres of Multi-Family
330 acres in the specific plan
(68% residential)

1,807 du projected
Annexation effective
12/30/94

I

Blosser-Southwest Specific Plan
SPZ-88-06, Annexation #87

Contacts:

- Texaco, USA
c/o Urban Planning Concepts
2450 Professional Parkway, Suite 130
Santa Maria, CA 93455
(805) 934-5760
- Moretti Family, et. al.
c/o Allan Moretti
P.O. Box 5729
Santa Maria, CA 93456

93 acres of Single Family
50 acres of Mobile Home
29 acres of Multi-Family
261 acres in the specific plan
(66% residential)

1,378 du projected
Annexation effective
12/27/94
Tract 5723 (tentative
map pending review)
proposes parcelization
of Texaco's property
along zoning lines.

J

Entrada Este Specific Plan--Area A1
SPZ-88-10, Annexation #90

Contacts:

- Columbia Square LTD.
3151 Airway Avenue, Suite I-3
Costa Mesa, CA 92626

59 acres of Single Family
21 acres of Multi-Family
163 acres in the annexation
(49% residential)
GPZ application pending to rezone
45 acres of residential to PD/C-2
24 acres of Single Family
11 acres of Multi-Family

695 du projected
Annexation effective
12/27/94

310 du projected
if the GPZ is approved
as submitted

ANNEXATION AREA TOTALS:
369 acres SFR
50 acres Mobile Home
79 acres Multi-Family
806 acres Annexed
(62% residential)
4,020 Total Dwelling Units

The follow projects have been submitted to the Local Agency Formation Commission (LAFCO) for annexation to the City of Santa Maria. LAFCO amended the City Sphere of Influence on August 5, 1993. City Council adopted the Specific Plans on July 5, 1994. After annexation, subsequent discretionary actions such as a subdivision or planned development permit will be necessary to accommodate development.

K

Project

Acreage/Type of Units

Number of Dwelling Units (du)

Mahoney Ranch Specific Plan
SPZ-88-07, Annexation #88

Sphere Area 7 and 7X

Contacts:

- Bill Sparks
4616 Laurelwood Drive
Santa Maria, CA 93455
(805) 937-1955
- Mahoney Ranch Development Co.
1092-D Grand Avenue
Arroyo Grande, CA 93420
- Gene Mahoney
P.O. Box 145
Guadalupe, CA 93434

220 acres of Single Family
52 acres of Multi-Family
539 acres in the specific plan
(50% residential)

1,628 du projected

L

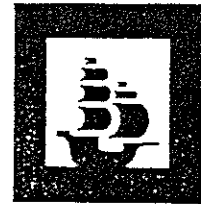
GPZ-94-13
Annexation #95
Entrada Este Specific Plan--Area A3
Contact:
Bradley Land Company
P.O. Box 1932
Santa Maria, CA 93456
(805) 925-2611

126 acres of Single Family
(80% residential)
158 acres in the annexation

Maximum 747 single family
dwelling units

PROJECTED TOTALS:
346 acres of SFR
2,375 du projected
52 acres Multi-Family
697 acres proposed for annexation
(57% residential)

ATTACHMENT 4



\$4.00

CITY OF SANTA MARIA COMMERCIAL/INDUSTRIAL DEVELOPMENT LIST

January 5, 1996

CITY OF SANTA MARIA
COMMUNITY DEVELOPMENT DEPARTMENT

110 S. PINE STREET, #101 (ON HERITAGE WALK) • SANTA MARIA, CA 93454-5082 • (805) 925-0951

THE COMMERCIAL/INDUSTRIAL DEVELOPMENT LIST COMPLIES WITH THE INTERAGENCY PROJECT NOTIFICATION REQUIREMENTS CONTAINED IN THE SANTA BARBARA COUNTY CONGESTION MANAGEMENT PLAN (CMP). COPIES HAVE BEEN DELIVERED TO THE SANTA BARBARA COUNTY ASSOCIATION OF GOVERNMENTS (SBCAG), SANTA BARBARA COUNTY PLANNING AND DEVELOPMENT DEPARTMENT (P&D) DIRECTOR, AND SANTA BARBARA COUNTY PUBLIC WORKS DEPARTMENT.

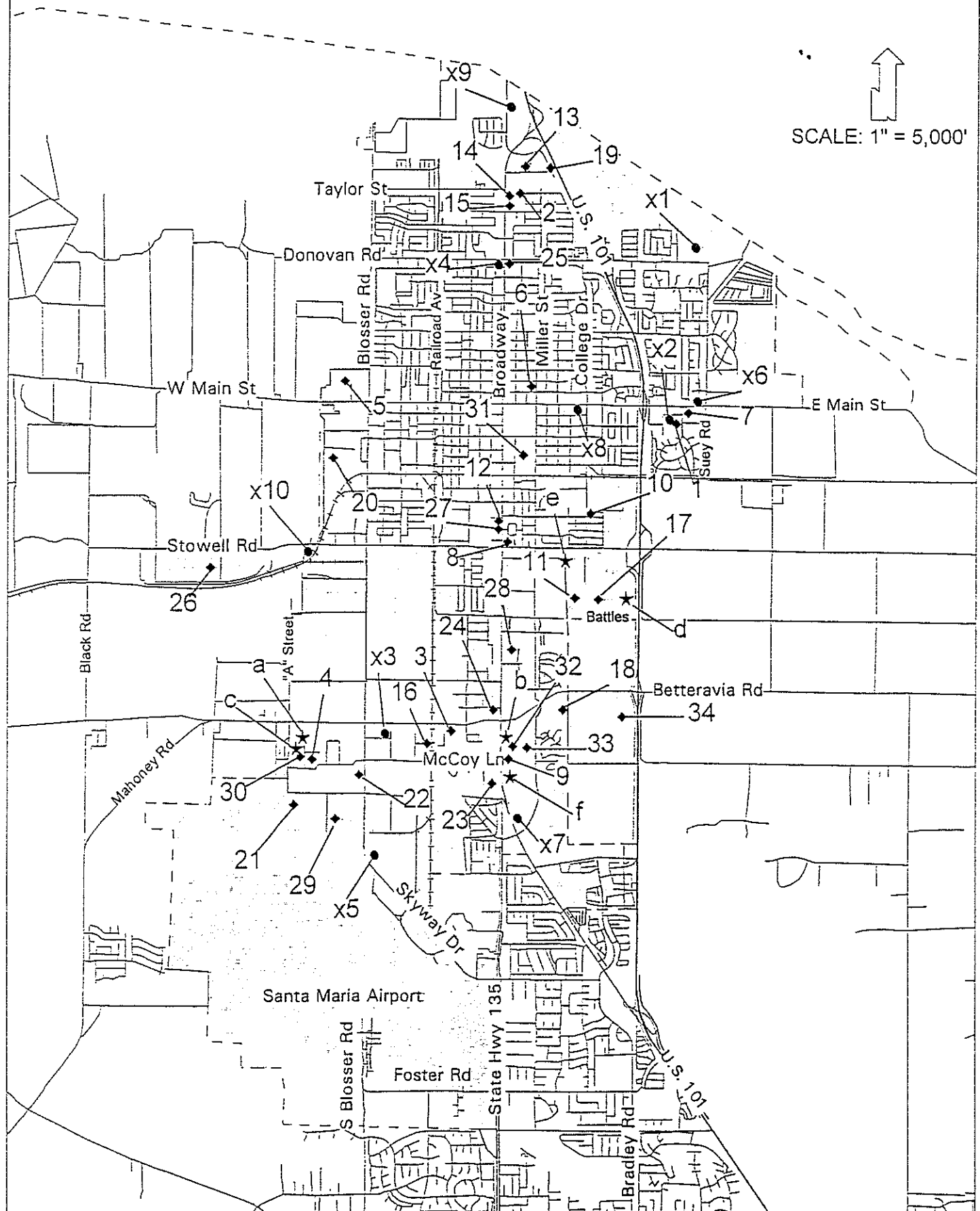
THIS LIST CONTAINS INFORMATION ON NON-RESIDENTIAL PROJECTS IN THE PLANNING PROCESS OR UNDER CONSTRUCTION WITHIN THE CITY OF SANTA MARIA. A PROJECT IS ADDED TO THE LIST WHEN APPLICATION IS MADE FOR PLANNING COMMISSION REVIEW. SOME PROJECTS WILL NOT BE REQUIRED TO OBTAIN APPROVAL FROM THE PLANNING COMMISSION; THESE PROJECTS ARE ADDED TO THE LIST WHEN PLANS ARE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR PLAN CHECKING. UNLESS OTHERWISE NOTED IN THE LIST, A PROJECT IS REMOVED FROM THE LIST WHEN IT HAS BEEN CERTIFIED FOR OCCUPANCY BY THE BUILDING DIVISION.

THE INFORMATION PROVIDED IN THIS LIST IS PROVIDED AS A PUBLIC SERVICE. IT REPRESENTS A SUMMARY OF PROJECT INFORMATION CONTAINED IN CITY FILES. THE INFORMATION IS GENERALLY ACCURATE; HOWEVER, SOME CHANGES MAY OCCUR IN THE TIME SINCE THE PUBLICATION DATE OF THIS REPORT.

SUMMARY

| Project Type | Under Construction | In Plancheck | Approved By Planning Commission | Pending Planning Commission Review | TOTAL |
|-------------------|------------------------|-----------------------|---------------------------------|------------------------------------|--------------------------|
| Public Facilities | 52,000 sq. ft. | 3,800 sq. ft. | 14,600 sq. ft. | --- | 70,400 sq. ft. |
| Recreation | --- | --- | 4,000 sq. ft. | --- | 4,000 sq. ft. |
| Office | 40,300 sq. ft. | 3,250 sq. ft. | 130,484 sq. ft. | --- | 174,034 sq. ft. |
| Restaurant | --- | 2,654 sq. ft. | --- | --- | 2,654 sq. ft. |
| Commercial | 103,606 sq. ft. | 7,000 sq. ft. | 9,459 sq. ft. | 529,650 sq. ft. | 649,715 sq. ft. |
| Warehouse | --- | 17,676 sq. ft. | 57,078 sq. ft. | --- | 74,754 sq. ft. |
| Industrial | 37,934 sq. ft. | --- | 318,503 sq. ft. | --- | 356,437 sq. ft. |
| TOTAL | 233,840 sq. ft. | 34,380 sq. ft. | 534,124 sq. ft. | 529,650 sq. ft. | 1,331,994 sq. ft. |

CITY OF SANTA MARIA NON-RESIDENTIAL DEVELOPMENT LIST



PROJECTS UNDER CONSTRUCTION/BUILDING PERMIT ISSUED

| | | | |
|---|---|---|--|
| 1 | U-92-46 Marian Medical Center addition Contact: Donna Swerdfiger 1400 E. Church Street Santa Maria, CA 93454 (805) 346-1354 | 1400 E. Church Street 128-056-17 10 acres PF | 40,000 sf addition and 12,000 sf mechanical room added to the existing 143,700 sf hospital Under construction |
| 2 | PD-94-19 North Broadway Plaza Contact: Robert Cahan 11440 W. Bernardo Ct., Suite 300 San Diego, CA 92127 (619) 674-6974 | Northeast Corner of N. Broadway and Grant Street 128-004-01 10.7 acres PD/C-2 | 92,555 sf shopping center Under construction 17,300 sf on retail pad lots has been approved and will be included on this list as separate projects |
| 3 | Building Site Rich Creek Contact: Erv Madden 8329 Highway 166 Santa Maria, CA 93454 (805) 346-9035 (pager) | 550 & 610 West Betteravia Road 111-060-18 6.61 acres (portion) CM | 20,000 sf of industrial in 2 buildings Under construction |
| 4 | PD-95-09 J&D Fabrications Contact: Gil Rodriguez VRR & Associates 3130 Skyway Drive, Suite 702 Santa Maria, CA 93455 (805) 349-0082 | 2360 South Westgate Road 111-400-41 1.04 acres PD/CM | 11,700 sf industrial building Under construction |
| 5 | PD-95-08 Agro Jal Farms expansion Contact: Gil Rodriguez VRR & Associates 3130 Skyway Drive, Suite 702 Santa Maria, CA 93455 (805) 349-0082 | 257 Kathleen Court 117-180-29 5.17 acres PD/CM | 6,234 sf administration office building Under construction |
| 6 | U-95-11 Central Coast Rhythms Contact: Dale Rainey 725 Shell Beach Road Shell Beach, CA 93449 (805) 773-2771 | 323 East Chapel Street 121-225-05 .32 acres CPO | 2,240 sf dance studio Under construction |
| 7 | PD-95-07 Marian-Hancock Medical Office Contact: Matthew Budge Devenney Associates 1625 E. Northern, Suite 203 Phoenix, AZ 85020 (602) 943-8950 | 116 South Palisades Drive 128-056-29 2.79 acres PD/CPO | 40,300 sf medical office Under construction |
| 8 | PD-95-13 Big-O Tire Contact: Bryan Knowles Amwest Development P.O. Box 555 El Cajon, CA 92022 (619) 442-3471 | 1226 South Broadway 125-251-38 .32 acres PD/C-2 | 3,816 sf tire store Under construction |
| 9 | PD-95-14 Union Bank Contact: Kevin Stong, architect 114 Sansome Street, Suite 523 San Francisco, CA 94104 (415) 765-1502 | 2340 South Broadway 128-129-13 1 acre PD/C-2 | 4,995 sf bank with a drive-up window Under construction |

PROJECTS IN PLANCHECK

- | | | | |
|----|---|---|---|
| 10 | U-95-12 (PR) Allen Hancock College Contact: Lynn Christopherson 800 South College Drive Santa Maria, CA 93454-6399 (805) 922-6966, extension 3254 | 936 South College Drive 125-245-01 .17 acre PF Approved 8/2/95 | Conversion of 1,000 sf single family dwelling to an office |
| 11 | U-95-19 (PR) Santa Maria Cemetery Contact: Joe Morello 3201 Airpark Drive, Ste. 209 Santa Maria, CA 93455 (805) 922-5361 | 730 East Stowell Road 125-066-59 14.27 acres (portion) PF Approved 10/4/95 | 3,800 sf warehouse/ storage building |
| 12 | PD-95-05 Chun Office Building Contact: Jim King 205-B First Street Orcutt, CA 93455 (805) 937-7591 | 1001 South Broadway 123-230-05 .20 acres PD/CPO Approved 6/7/95 | 2,250 sf dental office building |
| 13 | PD-95-10 Tognazzini Beverage Contact: Macare-Madjedi Architects 124 West Main Street, Suite F Santa Maria, CA 93454 (805) 349-3488 | 241 Roemer Way 128-003-20, -21 1.00 acre PD/CM Approved 7/6/95 | 17,676 sf distribution warehouse |
| 14 | PD-95-11 Hollywood Video Contact: Page Winkler, Architect The Nadel Partnership 3090 Bristol Street, Suite 200 Costa Mesa, CA 92626 (714) 540-5000 | Pad "C" of the North Broadway Plaza 128-004-01 10.7 acres (portion) PD/C-2 Approved 7/19/95 | 7,000 sf video rental and sales store Permit Ready to Issue |
| 15 | PD-95-12 Burger King Contact: Kurt Pederson 1153 North "H" Street Lompoc, CA 93436 (805) 736-1145 | Pad "B" of the North Broadway Plaza 128-004-01 10.7 acres (portion) PD/C-2 Approved 9/6/95 | 2,654 fast food restaurant with drive-up window |

PROJECTS APPROVED BY PLANNING COMMISSION

- | | | | |
|----|--|---|---|
| 16 | Z-86-28 (PD) Century Commerce Park Contact: Dutch Sawyer P.O. Box 567 Santa Margarita, CA 93453 (805) 438-5704 | 827 Century Street 111-270-43, -45, -46, -47, -48 4.54 acres PD/CM Approved 10/1/86 | 73,200 sf in 5 multi- tenant industrial buildings with Phase 1 (8,650 sf completed) Phases 2-5 grading and utility work completed PD Permit expires 18 mos. after site work done |
| 17 | Z-89-21 (PD) First Christian Church Contact: First Christian Church P.O. Box 5757 Santa Maria, CA 93456 | 1550 S. College Drive 128-066-50 15.76 acres PD/PF Approved 9/20/89 | 4,600 sf school bldg. and 10,000 sf admin. building; time ext. granted to 2/15/96 |
| 18 | Z-89-34 (PD) Central Coast Professional Park (Phase II) Contact: Greg Daniels Pacific Blue Group 115 S. La Cumbre Lane, Suite 201 Santa Barbara, CA 93105-3136 (805) 563-7480 | Centerpointe Parkway and Lakeside Parkway 128-085-43, -44 3.53 acres PD/CPO Approved 12/6/89 | 80,000 sf of office space in two buildings 1 year time extension to 1/18/96 |

| | | | |
|----|--|--|--|
| 19 | Z-91-18 (PD) Preisker Center Contact: Pacifica Corporation 2236 S. Broadway, Suite X Santa Maria, CA 93455 (805) 928-2800 | East side of Preisker Lane, north of Roemer Way 128-003-08, -09, -10 4.62 acres PD/CM Approved 8/7/91 | 54,000 sf multi-tenant light industrial Time extension granted to 2/1/96 |
| 20 | Z-93-13 Santa Maria Valley Crop Service Contact: Tom Martinez 2450 Professional Parkway, #220 Santa Maria, CA 93455 (805) 937-5737 | 420 S. Hanson Way 117-600-01, -02 4.37 acres PD/M-2 Approved 4/20/94 | 20,354 sf agricultural service contractor (8,400 sf storage; 5,344 sf shop; 6,610 sf office) 1 year time extension to 12/23/96 |
| 21 | PD-94-04 Sunset Ridge Golf Center Contact: Larry Popoff 4658 Dorchester Lane Granite Bay, CA 95746 (916) 791-7262 | 1424 Fairway Drive 111-230-88 (part) 25 acres PD/M-1, PD/AS-II, OS Approved 4/20/94 | 4,000 sf clubhouse; 1,000 sf maint. (built) 400 sf trailer (temporary office) (Course & range open) |
| 22 | PD-94-09 DeniMat expansion Contact: Gordon Gill 1010 South Broadway, Suite G Santa Maria, CA 93454 (805) 922-2445 | 2727 Skyway Drive 111-430-07, -08 4.77 acres PD/M-1 Approved 7/6/94 | 108,809 sf warehouse |
| 23 | PD-94-12; Tract 5647 Country Club Prof. Offices Contact: Urban Planning Concepts 2450 Professional Pkwy., Suite 130 Santa Maria, CA 93455 (805) 934-5760 | E Terminus of Professional Parkway 111-560-38 2.87 acres PD/CPO Approved 10/19/94 | Up to 34,000 sf of general offices or 20,400 sf of medical offices (or a combination thereof) |
| 24 | PD-94-15 Mors Commercial Office Contact: Bill Mors 565 Del Oro Drive Ojai, CA 93023 (805) 646-6707 | 218 Dal Porto Lane 117-340-83 0.75 acres PD/C-2 Approved 8/2/95 | 8,100 sf commercial /office space in 2 buildings |
| 25 | PD-95-02 Luallen Coffee Shop Contact: Micheal Luallen 4615 Woodmere Road Santa Maria, CA 93455 (805) 934-0084 | 128 E. Donovan Road 121-011-08 2.61 acres (portion) PD/C-2 Approved 3/15/95 | 1,232 sf coffee shop with drive thru window and outdoor seating; located in the Rancho Bowl parking lot |
| 26 | PD-95-03 Santa Maria Salads Contact: APS Architects 1088 Higuera Street San Luis Obispo, CA 93401 (805) 541-6294 | 1760 W. Stowell Road 117-191-49 8.0 acres PD/CM Approved 3/15/95 | 65,790 sf pre-cooling facility |
| 27 | PD-95-17 Flowers on the Run Contact: Kerry Scheidt 1631 Kirby Way Nipomo, CA 93444 (805) 739-1080 | NW corner of Pershing & Broadway 123-230-09 .12 acres PD/CPO Approved 11/1/95 | 127 sf flower kiosk |
| 28 | PD-95-18 Plum Tree Plaza II Commercial Center Contact: Tom Martinez 2450 Professional Parkway, Suite 220 Santa Maria, CA 93455 (805) 937-5737 | 1700 block of S. McClelland Street 128-114-69, -70 1.20 acres PD/C-2 Approved 12/6/95 | 16,484 sf office in 2 buildings |

- 29 PD-95-21
Air Park Mini-Storage
Contact:
George Sebitts
1009 Robie Lane
Santa Barbara, CA 93103
(805) 966-2697
2807 Skyway Drive
111-230-04, -88 (portion)
3.40 acres
PD/M-1
Approved 1/3/96
57,078 sf (432 mini-storage units)
1,500 sf office/mgr. building
- 30 PD-95-22
Bourne Engineering and Manufacturing
Contact:
Douglas A. Bourne
736 Spencer Drive
Santa Maria, CA 93455
(805) 937-1688
2353 South Westgate Road
111-400-39
1.06 acres
PD/CM
Approved 12/20/95
5,000 sf machine shop
built in 2 phases
- 31 U-95-26 (PR)
Paul Nelson Pool Complex Renovation
Contact:
Alex Posada, Director of Recreation and Parks
419 South McClelland Street
Santa Maria, CA 93454-5116
(805) 925-0951, extension 260
516 South McClelland Street
125-109-09 (portion)
2.95 acres
PF
Approved 12/6/95
Renovation of the
existing pool and
support structures

PROJECTS PENDING PLANNING COMMISSION REVIEW

- 32 PD-95-16
CB Hood Diamond Company
Contact:
Charles Hood
325 E. Betteravia Road
Santa Maria, CA 93455
(805) 928-0085
Northeast corner of McCoy & Broadway
128-129-12
0.50 acres
PD/C-2
4,650 sf retail
building with 4 lease
spaces
- 33 GPZ-94-14
Wal-Mart (General Plan Amendment/Rezone)
Contact:
Stanley G. Rothbart
2450 Broadway Street, Suite 550
Santa Monica, CA 90404
(310) 315-6327
NW corner of Miller Street and
McCoy Lane
128-129-07 (portion)
14 acres
Requesting PD/C-2
(EIR Pending)
125,000 sf discount
retail store
- 34 GPZ-95-05
Santa Maria Crossroads Shopping Center
(General Plan Amendment/Rezone)
Contact:
Peter J. Koetting
Westar Associates
2925 Bristol Street
Costa Mesa, CA 92626
(714) 241-0400
South side of Betteravia Road, and
west of US 101
128-085-26 (portion)
45 acres
Requesting PD/C-2 and amendment to the
Entrada Este Specific Plan
(EIR Pending)
400,000 sf retail
"power center"

PROJECTS COMPLETED FROM PREVIOUS LIST

- a Z-93-05 (PD)
Liberty Strawberry Sales Addition
2311 S. Westgate Road
15,050 square foot
expansion to existing
pre-cooling facility
- b PD-94-10
Jack-in-the-Box
2306 S. Broadway
2,800 sf fast food
restaurant
- c PD-94-21
Los Dos Valles Harvesting
2365 South Westgate Road
3,600 sf machine shop
and 1,170 sf office
- d PD-94-18
Circuit City
1535 S. Bradley Road
19,014 sf retail store
- e PD-94-14
Valley Community Modular Offices
Southeast corner of Plaza
and Cecelia
1,600 sf conference room
720 sf eng. operations
- f PD-95-06
Boston Market
2430 South Broadway
3,280 sf fast food
restaurant

PROJECTS REMOVED FROM PREVIOUS LIST

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|-----|--|--------------------|
| x1 | Z-87-39 (PD) Willco of Santa Maria | PD Permit Expired |
| x2 | U-90-19 (PR) Marian Medical Center | PD Permit Expired |
| x3 | Z-91-08 (PD) 4-Plan Business Center | PD Permit Expired |
| x4 | Z-91-30 (PD) Gas 'N' Save | PD Permit Expired |
| x5 | Z-91-31 (PD) Meyer Industrial Park | PD Permit Expired |
| x6 | Z-92-01 (PD) Cossa Corner Office Bldg. | PD Permit Expired |
| x7 | Z-92-25 (PD) Office Restaurant addition | PD Permit Expired |
| x8 | Z-93-06 (PD) La Brea Commercial | PD Permit Expired |
| x9 | U-93-21 Filipino Community Center | Use Permit Expired |
| x10 | E-94-44 Stowell Road Storage | Dead Project |

Non-Residential Development List -- January 5, 1996